



## Takvåningsduplex till salu i Nagüeles, Marbella

745 000 €

Referens: R5258317   Sovrum: 3   Badrum: 3   Bygga: 142m<sup>2</sup>   Terrass: 47m<sup>2</sup>





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## Costa del Sol, Nagüeles

Located in the prestigious area of Nagüeles, Marbella, this elegant 3-bedroom, 3-bathroom duplex apartment occupies the first and second (top) floors of the sought-after Urb. Pueblo Bermejo, offering privacy, comfort, and an exceptional residential setting. The property is well laid out over two levels, providing generous living spaces filled with natural light thanks to its desirable west-facing orientation. On the first floor you will find the open plan living and dining room with fireplace and a brand new kitchen and access to a terrace. On the same level there are 2 bedrooms and 2 bathrooms. On the 2nd floor you will find the master bedroom with access to a large solarium with views towards the sea and La Concha mountain, with an ample dressing area and master bathroom. Two of the three bedrooms benefit from their own en-suite bathrooms, making the home ideal for families, guests, or as a high-quality holiday residence. Set within a charming and well-maintained urbanisation, the duplex also includes two private underground garage spaces, a valuable feature in this prime location. The property has an LPO (First Occupation Licence) in place, ensuring peace of mind for buyers and making it suitable for both personal use and rental investment. Despite its prime address, the community fees are exceptionally low at just €130 per month, adding to the overall appeal and cost-efficiency of this home. Ideally positioned close to Marbella's Golden Mile, just a 3 mins drive to Puente Romano, beaches, international schools, and all amenities, this duplex represents an excellent opportunity to acquire a quality property in one of Marbella's most desirable residential areas.



## Funktioner:

### Drag

Nära transport  
Privat terrass  
Badrum  
Dubbelglas  
Monterade garderober  
Solarium  
Restaurang på plats  
Fiberoptisk

### Åsikter

Hav  
Trädgård  
Urban

### Slå samman

Gemensam  
Barnpool  
Trädgård  
Gemensam

### Verktyg

Elektricitet  
Dricksvatten

### Orientering

Väst

### Miljö

Nära golf  
Urbanisering  
Nära butiker  
Nära staden  
Nära skolor  
Stad  
Nära skogen

### Möbler

Frivillig

### Säkerhet

Gated complex  
Larmsystem  
Posttelefon

### Kategori

Fritidshus  
Investering  
Golf  
Lyx  
Återförsäljning

### Klimatkontroll

Luftkonditionering  
Kall A/C  
Heta a/c  
Öppen spis

### Skick

Excellent  
Nyligen renoverad

### Kök

Fullmonterad

### Parkering

Underground  
Garage  
Mer än en